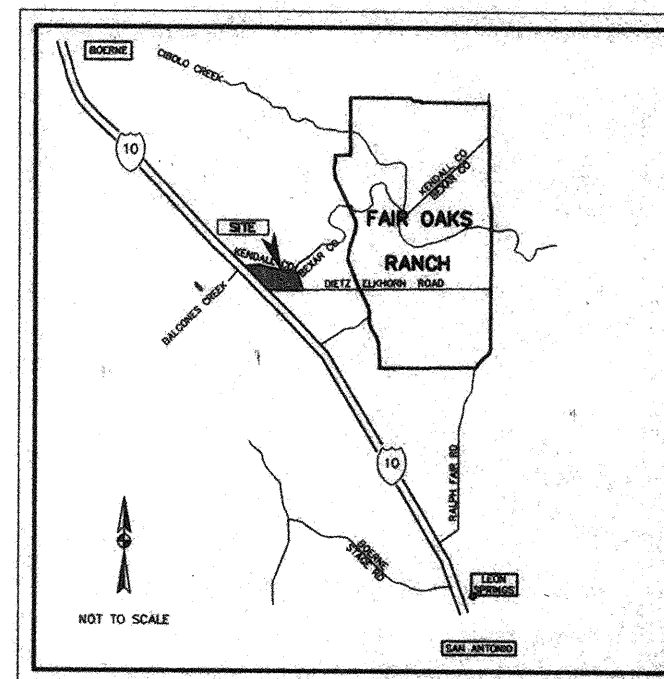
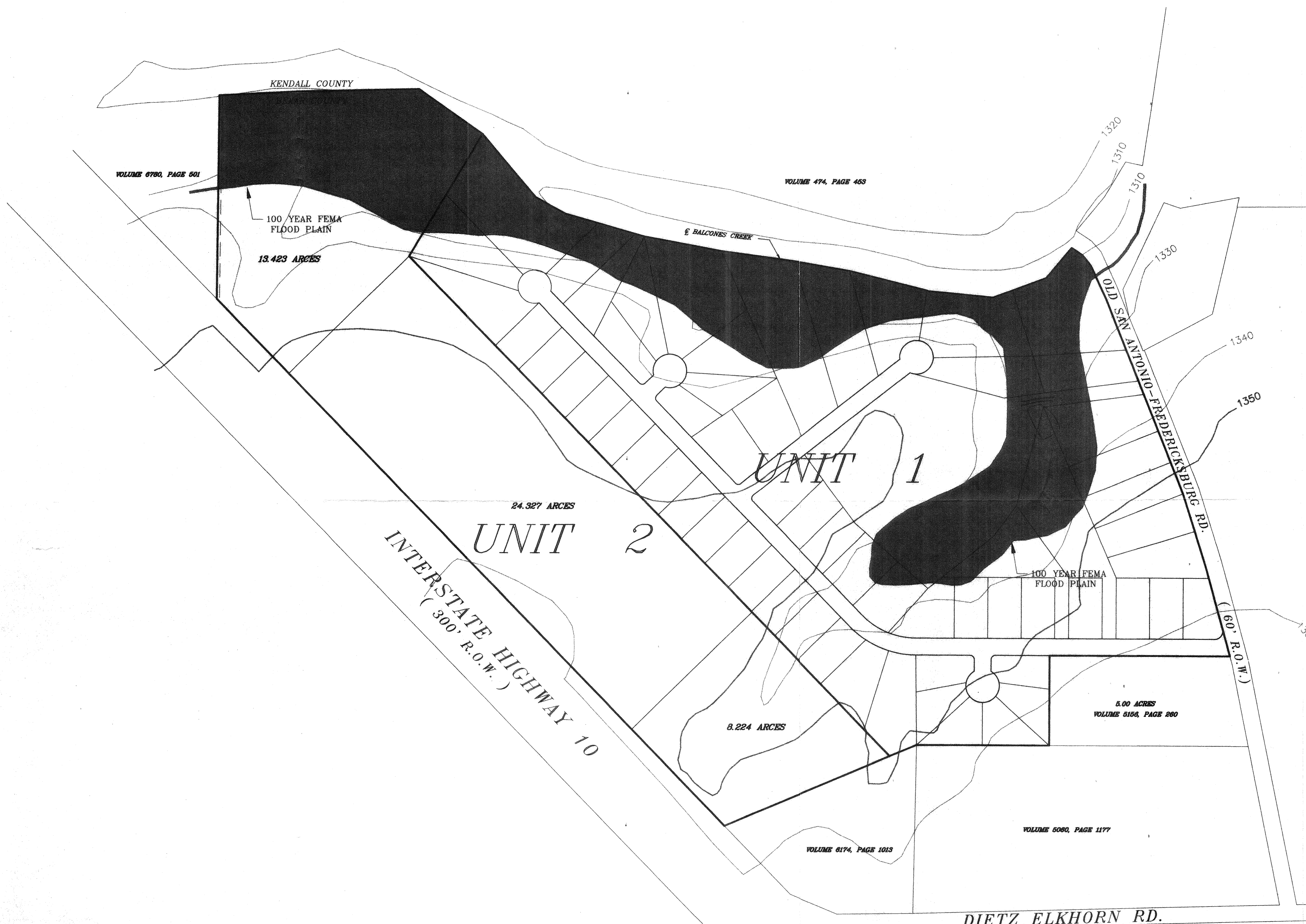


P.O.A.D.P. NO. \_\_\_\_\_



LOCATION MAP



SCALE: 1" = 200'

RECEIVED  
AUG 28 PM 3:16  
DEPT. OF PLANNING  
& LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA: *[Signature]*  
Sept 5, 1997 567  
(date) (number)

If no plats are filed, plan will  
expire on March 7, 1999  
1st plat filed on \_\_\_\_\_

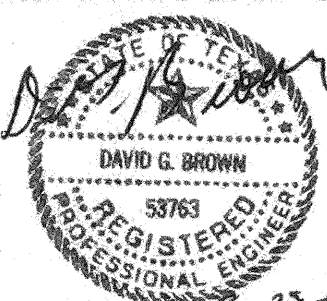
TOTAL: 122 ACRES

NOTES:

1. PROPOSED LAND USES AS FOLLOWS:  
63 SINGLE FAMILY RESIDENTIAL (0.5 ACRE AND LARGER LOTS)  
3 NON-SINGLE FAMILY (8.0 ACRE AND LARGER LOTS)
2. ALL PROPOSED STREETS SHALL BE PUBLIC R.O.W., COMMON AREA AND UTILITY EASEMENTS.
3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
4. THIS P.O.A.D.P. OF BALCONES ESTATES SOUTH IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE VAN RAUB QUADRANGLE OF THE OFFICIAL EDWARDS AQUIFER RECHARGE ZONE MAP. A PORTION OF THIS P.O.A.D.P. IS WITHIN THE FEMA ZONE 'A' AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 480035 0085 E, EFFECTIVE DATE OF FEBRUARY 16, 1996.
5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
6. WATER TO SUPPLIED BY A PRIVATE WATER COMPANY.

BALCONES ESTATES SOUTH

P.O.A.D.P.



ALAMO CONSULTING  
ENGINEERING &  
SURVEYING, INC.

SCALE: AS SHOWN  
DRAWN BY R.A.G.  
CHECKED BY D.G.B.  
JOB NO. 073900  
FILE NO. POADP.DWG  
SHEET 1 OF 1  
PAGE 1 OF 1

**CITY OF SAN ANTONIO  
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 08-27-97 Name of POADP: Balcones Estates South  
Owners: Del D. Baker, Jr. Consulting Firm: ALamo Consulting Eng. & Surv.  
Address: 222 South Main Address: 125 W. Sunset  
Boerne, TX 78006 San Antonio, TX 78209  
Phone: 210-816-2301 Phone: 210-828-0691  
Existing zoning: None Proposed zoning: None

Texas State Plane Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 2 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>63</u>	<u>69.756</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>3</u>	<u>45.974</u>

Is there a previous POADP for this Site? Name No No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this POADP or site? Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Nico Cavazos

Signature: Nico Cavazos

Date: 08-27-97

Phone: 828-0691

Fax: 824-3055

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Nico Cavazos

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

September 5, 1997

Nico Cavazos  
Alamo Consulting Eng. & Assoc.  
125 W. Sunset  
San Antonio, TX 78209

Re: Balcones Estates South

POADP # 567

Dear Mr. Cavazos:

The City Staff Development Review Committee has reviewed Balcones Estates South Subdivision Preliminary Overall Area Development Plan # 567. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This plan will need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97  
FROM: Elizabeth Carol, Planner II; Planning Department  
ITEM NAME: Balcones Estates South FILE # NONE  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    \* POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval    ☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Flood plain requirements and drainage  
easements will be require and will be address  
during the platting process.

Burt Rubio SE 9-2-97  
Signature Title Date



To	Elizabeth Carol	From	Jesse Hayes
Co./Dept	CSA PLANNING	Co.	Tx DOT
Phone #	207 7893	Phone #	615 5860
Fax #	207 4441	Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P REVIEW

Balcones Estates South

Located on IH 10 at Dietz Elkhorn Road

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

Maximum access points to State Highways from this property and locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer